

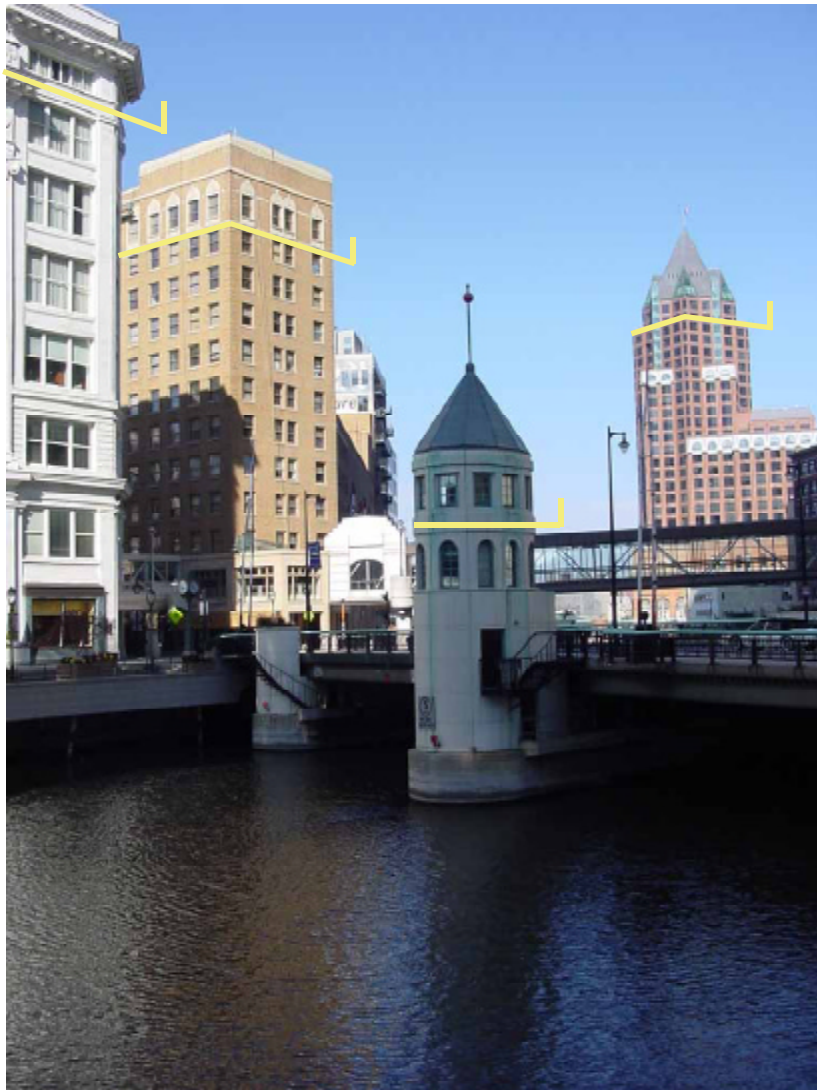
TOP OF BUILDING DEFINITION

Principle:

The top of the building, the portion that meets the sky, is traditionally a zone of varied if not exuberant architectural expression of form, ornament and/or intricacy.

Guideline:

The mid-section of the building shall be terminated in a way that punctuates the top zone or celebrates meeting the sky and gives distinction to the whole building. Even modernist buildings shall in some architecturally consistent way respond to this architectural tenet.



ROOFLINE - MEETING THE SKY



Roofline establishes a silhouette



Roofline borders the sky

Principle:

The roofline as seen from the street below can engage the sky, border the sky or establish a distinctive silhouette.

Guideline:

The building's roofline or top floor(s) shall be articulated as an edge to the sky more ornamented and intricate than its midsection when seen from the street level.



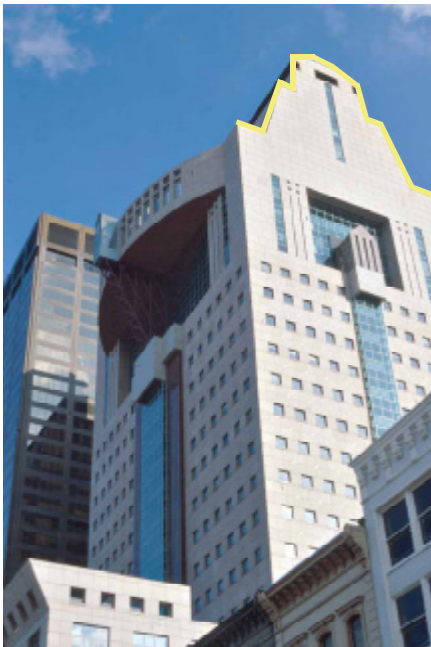
SKYLINE PROFILE - CROWNING

Principle:

The sculptured top of a tall building can lend it landmark identity while helping to orient people as they move about the city. Reducing the area of these top floors is an effective way to reduce the appearance of the overall bulk characterized by the building's midsection.

Guideline:

The top of tall, 16+ story, towers, (of highrise status), shall be crowned by a distinctive top, sculpted, stepped or tapered to provide a unique profile against the sky when viewed from a distance.



Top is sculpted and tapered



Top is stepped



MECHANICAL EQUIPMENT



Mechanical equipment setback from parapet (shown above) and not visible from street level (shown below)



Principle:

Mechanical equipment is increasingly important in current building practice but unless architecturally designed to be publicly expressed it detracts significantly from the quality of urban environments. Setting the equipment back from the street facade is the first step and may be all that is needed.

Guideline:

The building's mechanical equipment shall be concealed from street view by parapets or screened in a way that is visually consistent with the building's design aesthetic.



BUILDING TOP LIGHTING

Principle:

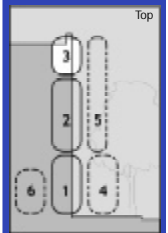
Well-placed lighting at appropriate levels on the building facade, in display windows, on signage, on the underside of overhead weather protection, on and around street furniture, and in landscaped areas promotes a sense of security, visual interest and intimacy during nighttime hours.

Guideline:

Lighting in the building top shall be configured to avoid glare by concealing or baffling the light source and reflecting the light off surfaces, (or grazing surfaces) to emphasize form and texture.

The lighting design strategy shall avoid dull uniform lighting configurations by incorporating multiple light sources that create visually interesting pools of light and point lighting that accent architectural features.

See also lighting for Zone One (page 41) and Zone Two (page 52).



BUILDING TOP FINISH MATERIALS

Principle:

To establish a prominence, a cultural presence and social decorum, streets require appropriate and respectful acknowledgement in the materials selected for facades along their edges.

Guideline:

Recommended and discouraged exterior finish materials on the building top are indicated by Street Type on the next page. For renovation of existing buildings, new materials on the building top should be compatible with the rest of the building.



**Recommended (R) and Discouraged (D) Zone Three
Exterior Finish Materials**

Shopping

Mixed Use

Service

Masonry Unit

| | | | |
|---|---|---|---|
| Brick (Modular, King, and Economy) | R | R | R |
| Brick (Norman and utility) | R | R | R |
| Concrete Masonry Units (CMU) (Fluted, Split Face, and Standard) | D | D | R |
| Glass Block | R | R | R |
| Glazed Brick | R | R | R |
| Glazed Concrete Masonry Units | D | R | R |
| Ground Faced CMU | D | R | R |
| Modular Pressure Formed Stone Masonry Units | R | R | R |

Metal

| | | | |
|---|---|---|---|
| Cast Iron and Cast Aluminum | R | R | R |
| Composite Metal Panel (Aluminum, Copper, Stainless Steel, and Zinc) | R | R | R |
| Metal Leaf (Copper and Gold) | R | R | R |
| Prefinished Sheet Metal (Aluminum and Steel) | R | R | R |
| Sheet Metal (Brass, Bronze, Copper, Stainless Steel, and Zinc) | R | R | R |
| Structural Steel Framing | R | R | R |
| Wrought Iron | R | R | R |

Wood

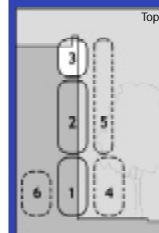
| | | | |
|----------------------|---|---|---|
| Composite Wood Panel | D | R | R |
| Finished Wood | R | R | R |

Concrete (non-unit)

| | | | |
|---------------------------------------|---|---|---|
| Cast in Place Concrete (Finished) | R | R | R |
| Formed Fiberglass Reinforced Concrete | R | R | R |
| Patterned Precast Concrete | R | R | R |
| Exposed Aggregate Precast Concrete | D | D | D |

Other Materials

| | | | |
|--|---|---|---|
| Ceramic Tile | R | R | R |
| EFIS | D | D | D |
| Finished Foam Plastic | D | D | D |
| Glass (Plate, Float, and Cast) | R | R | R |
| Glass Framing (Aluminum, Bronze, Wood, Stainless Steel, and Steel) | D | R | R |
| Glass Framing (Aluminum Clad Wood, PVC, and Vinyl Clad Wood) | R | R | R |
| Natural Stone | R | R | R |
| Particle Board | D | D | D |
| Poly Carbonate Sheet Plastic | D | R | R |
| Shingles | D | D | D |
| Stucco | D | R | R |
| Terra Cotta | R | R | R |



BUILDING TOP SIGNAGE



Principle:

Signage can contribute to the ornamental quality and visual interest of the building's top.

Guideline:

Signs within this zone shall be designed to compliment and enhance, but not dominate, the buildings architecture.

Roof Signs

This sign type shall consist of individual letters or symbols which may be internally illuminated.

Max number: 1 per facade

Max display area: no requirement.

See also Signage in Zone One (pages 38-39), Zone Two (pages 50-51), and guidelines for signs that extend beyond the property line in Zone Four (page 62) and Zone Five (page 65).

